

Recommendation:

That Report Planning-2022-11, dated December 20, 2022, regarding OPA File No. 15OP-22006 (Robinson-Duguay) be received; and

That Council receive all comments related to OPA File No. 15OP-22006 (Robinson-Duguay); and further

That Council advise the County of Peterborough that the Township of Douro-Dummer supports proposed Official Plan Amendment File No. 15OP-22006 which represents Amendment No. 72 to the County Official Plan as described in the document prepared by the County of Peterborough Planning Department and attached to this Report.

Overview:

A complete application for the approval of an Official Plan Amendment (OPA) was submitted together with the required supporting documentation and was deemed complete by the County of Peterborough in correspondence dated July 11, 2022. The application was assigned file number 15OP-22006. This file represents OPA No. 72 to the County Official Plan. A copy of the Notice is attached to this Report.

The application applies to a property described legally as Part Lot 10, Concession 3, Douro Ward in the Township of Douro-Dummer, and known municipally as 1110 County Road 4. The property has an area of approximately 22.3 hectares (55 acres) and approximately 500 metres (1640.42 feet) of frontage on County Road 4. The property also abuts Douro Second Line for a distance of approximately 500 metres (1640.42) feet.

The OPA application proposes to re-designate a portion of the subject lands from the "Extractive Industrial" designation to the "Rural" designation in order to facilitate the creation of two new residential lots by way of consent (severance). A copy of Draft OPA No. 72 is attached to this Report.

Each severed parcel is proposed to be 0.4 hectares (1 acre) in size and located within the southeast portion of the property at the intersection of County Road 4 and Douro Second Line. Separate consent applications to create the lots will be required.

Driveway access is proposed from Douro Second Line and entrances will be confirmed through the Township Public Works Department once the formal severance applications are circulated. However, preliminary comments from the Manager of Public Works recommend that the entrance closest to County Road 4 be located a minimum of 50 metres from the intersection and the distance between the two entrances should be separated by a minimum of 30 metres.

In support of the application, the following documents were submitted:

- [Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated May 30, 2022;](#)
- [Scoped Environmental Impact Study, prepared by Beacon Environmental, dated May 2022;](#) and
- [Aggregate Assessment for Severances, prepared by WSP, dated May 2022.](#)

A Notice of Public Meeting dated November 28, 2022 was provided by ordinary mail to every owner of land within 120 metres of the subject lands. A copy of the Notice is attached to this Report. Two Notices were posted on the subject property, one on the County Road 4 frontage and one on the Douro Second Line frontage. The prescribed persons and public bodies were provided Notice via email. Finally, the Notice is available on the [County](#) and [Township](#) websites. The notice circulation complies with the requirements of the Planning Act.

Planning Staff from the County of Peterborough are present to speak to the peer review of the supporting documents, to Official Plan, Provincial Policy Statement and Growth Plan Conformity and to any comments received from the prescribed persons and public bodies.

Senior Staff from the Township were circulated for comment on November 28, 2022. In addition to comments received from the Manager of Public Works noted above, the Temporary CBO noted that the building envelope for the lot that is proposed closest to County Road 4 could be constrained due to the requirement for a minimum 15 metre front yard setback from Douro Second Line a minimum exterior side yard setback of 15 metres from County Road 4 and a minimum rear yard setback of 15 metres. This, along with any road widening requirements, should be considered when designing the lots at the formal severance application stage. There were no other comments or concerns were received.

As of the writing of this Report, Township Staff have not received any verbal or written comments from members of the public as they relate to this application.

Conclusion:

OPA No. 72 serves to change the land use designation on a portion of the subject property from "Extractive Industrial" to "Rural" to permit the development of two rural residential lots.

Upon receiving all comments related to OPA File No. 15OP-22006 (Robinson-Duguay); and with no concerns identified, it is recommended that Council advise the County of Peterborough that the Township of Douro-Dummer supports proposed Official Plan Amendment File No. 15OP-22006 which represents Amendment No. 72 to the County Official Plan.

Upon the completion of the Public Meeting for OPA File No. 15OP-22006 (Robinson-Duguay), the County Planning Department will prepare a technical report for consideration by County Council and the Township will be advised of the date it will be dealt with by County Council.

Financial Impact:

All costs related to the application are the responsibility of the Owner/Agent.

Strategic Plan Applicability: N/A

Sustainability Plan Applicability: N/A

Report Approval Details

Document Title:	Staff Report Regarding OPA 15OP-22006 (Robinson-Duguay).docx
Attachments:	<ul style="list-style-type: none">- Notice of Complete Application.pdf- Draft OPA 72 to County OP.pdf- Notice_of_PM Dec20_15OP-22006 (Final).pdf
Final Approval Date:	Dec 12, 2022

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs